

PROPERTY LOCATION

No	Alt No	Direction/Street/City
164		FOREST ST, ARLINGTON

OWNERSHIP

Owner 1:	OWEN MATTHEW STEPHEN
Owner 2:	SMIRAGLIA CHRISTINA MARIE
Owner 3:	
Street 1:	164 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	BAILEY SHANNON & -
Owner 2:	NANDIVADA HIMABINDU -
Street 1:	164 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,234 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 1550 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5234		Sq. Ft.	Site		0	70.	1.10	5									403,916						403,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5234.000	229,200	700	403,900	633,800
Total Card	0.120	229,200	700	403,900	633,800
Total Parcel	0.120	229,200	700	403,900	633,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		408.80	/Parcel: 408.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	229,200	700	5,234.	403,900	633,800	633,800	Year End Roll	12/18/2019
2019	101	FV	200,600	800	5,234.	409,700	611,100	611,100	Year End Roll	1/3/2019
2018	101	FV	171,000	0	5,234.	305,800	476,800	476,800	Year End Roll	12/20/2017
2017	101	FV	171,000	0	5,234.	277,000	448,000	448,000	Year End Roll	1/3/2017
2016	101	FV	137,500	0	5,234.	265,400	402,900	402,900	Year End	1/4/2016
2015	101	FV	136,900	0	5,234.	225,000	361,900	361,900	Year End Roll	12/11/2014
2014	101	FV	136,900	0	5,234.	213,500	350,400	350,400	Year End Roll	12/16/2013
2013	101	FV	136,900	0	5,234.	203,100	340,000	340,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAILEY SHANNON	1561-141	1	8/21/2020		710,000	No	No		
MOSCATEL ADAM &	1479-7		9/14/2015		530,000	No	No		
MOSCATEL ADAM,	1466-64		1/22/2015	Convenience		1	No	No	
WRIGHT DAVID M/	1340-1		6/29/2007		343,000	No	No		
WRIGHT DAVID M/	1274-179		9/24/2003		318,000	No	No		
CONNOLLY MARY R	1175-109		8/8/1997	Family	100	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
9/16/2018	MEAS&NOTICE	BS	Barbara S
8/25/2016	Sales Review	PT	Paul T
3/31/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
8/19/2007	MLS	HC	Helen Chinal
10/14/2003	MLS	HC	Helen Chinal
3/7/2000	Inspected	276	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	61827
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

